

## ABERDEEN CITY COUNCIL

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COMMITTEE	Enterprise, Planning and Infrastructure
DATE	24 May 2011
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Energetica Placemaking Supplementary Guidance, Planning Advice and Overview.
REPORT NUMBER:	EPI/11/123

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### 1. PURPOSE OF REPORT

1.1 This report outlines the proposed Energetica Placemaking Supplementary Guidance and Planning Advice, prepared as a guide for the future development of land identified within the Energetica Corridor.

1.2 Energetica Draft Placemaking: Supplementary Guidance forms Appendix 1 to this report and all the supporting Energetica Placemaking Documents can be viewed at:  
[http://aberdeencitydev/Planning/pla/pla\\_masterplan\\_energetica.asp](http://aberdeencitydev/Planning/pla/pla_masterplan_energetica.asp)

A hard copy of the documents is available in the Members' Library or at the Planning and Sustainable Development Service reception on the 8<sup>th</sup> Floor of St Nicholas House.

### 2. RECOMMENDATION(S)

It is recommended that the Committee:

2.1 Approve the joint (City and Shire) consultation of the Energetica Placemaking Supplementary Guidance, Overview and Planning Advice documents for a period of 8 weeks starting 1 August 2011 and concluding 5pm, 23 September 2011. This is subject to any minor editing changes or minor technical points of detail which might require to be made.

### 3. FINANCIAL IMPLICATIONS

3.1 There are no identified financial implications for the City Council. The cost of the consultation process is expected to be met within existing budgets with any additional contributions necessary from Scottish Enterprise.

#### **4. OTHER IMPLICATIONS**

- 4.1 There are no property, legal or equipment implications arising from this report.
- 4.2 A Strategic Environmental Assessment has been undertaken for all the sites within the city boundaries, allocated within the Energetica Corridor as part of the preparation for the forthcoming Aberdeen Local Development Plan.
- 4.3 Staff resources to support the consultation process estimated to be 3 days with an additional week to allow for assessment and recommendations.
- 4.4 The Council's five year business plan highlights 2 of its key priorities to be the need to encourage the building of new affordable housing and ensure a sustainable economic future for the City, this will help to make Aberdeen a vibrant, aspirational and dynamic City.
- 4.5 The Energetica Placemaking documents will help reduce the risk of piecemeal and inappropriate development. The efficient use of public space, adaptability and sustainable development aspirations will contribute towards the Council's aim of promoting sustainable development and inward investment.

#### **5. BACKGROUND/MAIN ISSUES**

- 5.1 The original Energetica Strategic Framework (November 2008) described an area in which economy, environment and quality of life combine to produce a new 'lifestyle' corridor. The Strategic Framework also highlighted the key factors to ensure the Energetica corridor is a desirable concept are:
  - access to quality education
  - social offerings such as places to meet or entertainment venues
  - openness or how welcoming a place is
  - the area's physical beauty and green spaces"
- 5.2 The Energetica concept sits within the context of the Scottish Government's "National Planning Framework for Scotland 2 -2009" which states "Under the banner of the Energetica project, the economic development community is seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate its position as a global energy hub. It is also pursuing opportunities to develop tourism, the rural economy and the food and drink sector."
- 5.3 The Energetica Corridor is included within two of the Aberdeen City and Shire Structure Plan 2009 Strategic Growth Areas (SGA), with the potential to achieve the most development. Energetica will also help to

meet the aims and objectives of the Structure Plan and in particular economic growth.

- 5.4 The proposed Aberdeen City Local Development Plan includes a recommendation to Council to include a note referencing the Energetica Placemaking Supplementary Guidance within the Local Development Plan. This inclusion is subject to the Reporter being minded to make the change. The Energetica Placemaking document highlighted in this report forms the supplementary guidance.
- 5.5 The Energetica Placemaking documents consist of 3 parts: Supplementary Guidance, Planning Advice and an Overview. The purpose of the Placemaking documents is to translate the vision for Energetica into planning guidance that will help to transform the Energetica corridor into a “high class lifestyle, leisure and business location”. It highlights the desired and aspirational standards that should be adopted by developers when planning new developments within Energetica.
- 5.6 The foreword of the Placemaking planning advice highlights that “Energetica aims to blend our rich heritage, energy know-how and natural resources to create a world-class destination that will attract people and energy businesses to live, work and invest. Based on low carbon principles, Energetica will seek to develop and showcase energy technologies and a way of life that leads the way in energy efficiency and sustainability. Energetica will cement our position as a global energy hub.”
- 5.7 These Placemaking documents are relevant to both Aberdeen City and Aberdeenshire and a joint consultation exercise is proposed. This consultation process will also be reported to Aberdeenshire Council at their Buchan and Formartine Area committees.

### **Energetica Placemaking Supplementary Guidance**

- 5.8 It is proposed that Energetica Placemaking Supplementary Guidance will form supplementary guidance to the emerging Aberdeen Local Development Plan. The Energetica Placemaking Supplementary Guidance will be a statutory document supplementary to the Aberdeen Local Development Plan. This is intended to be joint supplementary guidance with Aberdeenshire Council, subject to their relevant committee decisions.
- 5.9 The supplementary guidance stipulates that development within the area of the Energetica corridor (as defined within the Supplementary Guidance) will be expected to meet the following 6 criteria:
  - 1) It is demonstrated, through the mix and balance of uses, and design of structures, that innovation and experimentation have been

employed in the pursuit of the highest levels of economic, social, and environmental sustainability; and

- 2) It is demonstrated that the energy performance has been carefully considered in the design process to result in buildings and layouts which have exemplary energy performance or introduce innovation in this regard; and
- 3) Buildings demonstrate future-proofing through flexibility in their design to allow for easy extension or conversion to other uses over the full life-span of the building; and
- 4) It is demonstrated that the layout and design of buildings promotes the creation of social hubs, civic spaces, streets as places, and active frontages within developments; and
- 5) It is demonstrated that the implementation of open space requirements emphasise the aspiration for active lifestyles within the corridor: and
- 6) There is a commitment to the provision of high quality landscaping which contributes to a unified sense of place within the framework area.

### **Energetica Placemaking Planning Advice**

- 5.10 The Energetica Placemaking Planning Advice is a good practice guide highlighting ways to meet the aspirations of the supplementary guidance. It is not a statutory document but provides good practice for developments and residents within this corridor. The Planning Advice is split into a number of sections: – introduction, settlement structure, environmental performance and built form; and aims to create vibrant places and spaces where people can interact. It also considers what improvements and benefits in areas of economy, environment and quality of life can be achieved from applying the advice.

### **Energetica Placemaking Overview**

- 5.11 The final document in the suite is a summary providing an overview to the aims and aspirations of Energetica Placemaking. It highlights the background, the approach and how they all relate to quality of life, environmental performance, the economy and how all the documents combine to enable the understanding of Energetica's relationship to the planning system.

## Proposed Consultation

- 5.12 These three documents outlined above are currently in draft form and will be circulated to the wider community, stakeholders and interest groups for comment. Target audiences include community councils, landowners, prospective developers, businesses and their agents. The consultation will be carried out jointly with Aberdeenshire Council and administered by Scottish Enterprise. The suggested consultation period will run from the 1 August 2011 for a period of 8 weeks to take into account the school summer holidays.
- 5.13 The targeted consultation will be aimed at all those with an interest in the Aberdeen City area included in the Energetica Corridor. This will include all those in the Stakeholder Group, the Communities of Interest Forums and the Challenge Forums highlighted in the Local Development Plan – Development Plan scheme March 2011. We will also target the Bridge of Don Community Council and Dyce, Bucksburn and Danestone Community Council. Invites to comment on the documents will also be sent to other services within Aberdeen City Council. This list is not exhaustive and can include other consultees.
- 5.14 Landowners and developers for the following sites in Masterplan Zones 1-4 within the Aberdeen Local Development Plan – Proposed Plan, will also be consulted –

	<b>Bridge of Don and Grandhome</b>		<b>Dyce, Bucksburn and Woodside</b>
OP1	Hill of Tramaud	OP14	Argyll Road, Aberdeen Airport
OP2	Murcar	OP15	Bankhead Academy
OP3	Berryhill, Murcar	OP16	BP Dyce (part) Centre
OP4	Findlay Farm, Murcar	OP 17	Former Carden School
OP5	Denmore Road Recycling Centre	OP18	Farburn Terrace, Dyce
OP6	Dubford Community Facilities	OP20	Hopecroft
OP7	Balgownie Centre	OP22	Mugiemoss Mill
OP8	Balgownie Primary School	OP23	Stoneywood Terrace
OP9	Aberdeen College Gordon Centre	OP24	Stoneywood
OP10	East Woodcroft North	OP26	Craibstone North and Walton Farm
OP11	Jesmond Drive	OP27	Land near Bucksburn School.
OP12	Grandhome	OP28	Rowett North
OP13	Land at Persley	OP29	Craibstone South
OP14	Dubford	OP30	Rowett South
		OP31	Greenferns Landward
		OP32	Dyce Drive
		OP33	A96 Park and Ride
		OP135	Woodside

- 5.15 An Energetica website was launched by Scottish Enterprise on the 18 May at the All Energy conference; this also coincided with a press release by Aberdeen City and Shire Economic Futures relating the Placemaking Documents. An advert will be placed in the local newspapers prior to the consultation process highlighted above.

### **Next steps**

- 5.16 The outcomes of the consultation exercise will be reported back to Enterprise, Planning and Infrastructure once the comments have been considered and any changes made. It will also be at this time members will be asked to consider the content of the documents for adoption.

## **6. IMPACT**

- 6.1 The draft Energetica Placemaking documents relate to the following Single Outcome Agreement objectives: 1- We live in a Scotland that is the most attractive place for doing business in Europe; 2- We realise our full economic potential with more and better employment opportunities for our people; 10- We live in well-designed, sustainable places where we are able to access the amenities and services we need; 12- We value and enjoy our built and natural environment and protect it and enhance it for future generations; 13- We take pride in a strong, fair and inclusive national identity; 14 - We reduce the local and global environmental impact of our consumption and production and 15- Our public services are high quality, continually improving, efficient and responsive to local people's needs.
- 6.2 The draft Energetica Placemaking documents meets the vision of the Community Plan in promoting a strong image of the city and a sense of civic pride. It also particularly relates to the vision points of presenting a strong, positive image of itself both nationally and internationally, present a strong, positive image of itself both nationally and internationally and be recognised as confident, ambitious, creative and compassionate.
- 6.3 The equalities and human rights impact assessment demonstrates there are no negative impacts resulting from the Energetica Placemaking documents only neutral and positive effects. There will be no obvious difference in the houses that are not privately owned. One of the main aims of the Energetica Placemaking documents is to provide high quality spaces, facilities and services that allow informal interaction of all ages. Facilities will be located within walking/cycling distance of all the houses and employment opportunities. Bus routes will also be integral to the developments and again within easy access of houses and employment facilities.

## 7. BACKGROUND PAPERS

Energetica Draft Placemaking Supplementary Guidance, Planning Advice and Overview

[http://aberdeencitydev/Planning/pla/pla\\_masterplan\\_energetica.asp](http://aberdeencitydev/Planning/pla/pla_masterplan_energetica.asp)

Aberdeen City and Shire Structure Plan August 2009

<http://www.aberdeencityandshire-sdpa.gov.uk/nmsruntime/saveasdialog.asp?IID=423&SID=8>

Aberdeen Local Development Plan: Proposed Plan September 2010

[http://www.aberdeencity.gov.uk/Planning/ldp/pla\\_local\\_development\\_plan.asp](http://www.aberdeencity.gov.uk/Planning/ldp/pla_local_development_plan.asp)


Aberdeen Local Plan: June 2008

[http://www.aberdeencity.gov.uk/Planning/pla/pla\\_LocalPlan\\_home.asp](http://www.aberdeencity.gov.uk/Planning/pla/pla_LocalPlan_home.asp)

## 8. REPORT AUTHOR DETAILS

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## **Appendix A**

### **Energetica Placemaking**

#### **Supplementary Guidance**

Version 1.5 - 14 April 2011

Aberdeen Local Development Plan

Aberdeenshire Local Development Plan

Supplementary Guidance

Development in the Energetica Framework area

Aberdeen City and Aberdeenshire Councils, in association with ACSEF, Scottish Enterprise, and other stakeholders, support the “Energetica Framework”, as promoted in the National Planning Framework 2. Within this framework area, as defined on the attached map, development must make a contribution to the quality of life, environmental performance and economic development targets. This contribution will result in the transformation of the Energetica corridor into a high class lifestyle, leisure and, ultimately, a global business location. The aim is to create a technology lifestyle community with innovative transport links showcasing the latest low carbon technologies.

Planning and design is not the only means to achieve these aspirations for change. Promotion of activity in relation to lifestyle and leisure, energy technologies and the development of a network of companies to supply and service them, and marketing and branding is also being undertaken. A specific project team has been established staffed by senior staff from the two Councils, Scottish Enterprise and Aberdeen City and Shire Economic Futures (ACSEF) with a responsibility for major projects.

We recognise that many of the planning and design actions required to achieve this ambition are common for all developments across Aberdeen City and Aberdeenshire. In addition we expect that development in the Energetica framework area will lead by example on issues such as: the mixture and co-location of facilities to create business villages; environmental sustainability and performance; landscaping and greenspace management; travel; and built form.

While all development in the Energetica Corridor is subject to the policies and strategies of the relevant constituent authority, in order to achieve this vision the following supplementary guidance also applies in the Energetica Framework area. We will approve the development in the Energetica Framework area, subject to other policies, if:

**1. It is demonstrated, through the mix and balance of uses, and design of structures, that innovation and experimentation have been employed**



**in the pursuit of the highest levels of economic, social, and environmental sustainability; and**

**2. It is demonstrated that the energy performance has been carefully considered in the design process to result in buildings and layouts which have exemplary energy performance or introduce innovation in this regard; and**

**3. Buildings demonstrate future-proofing through flexibility in their design to allow for easy extension or conversion to other uses over the full life-span of the building; and**

**4. It is demonstrated that the layout and design of buildings promotes the creation of social hubs, civic spaces, streets as places, and active frontages within developments; and**

**5. It is demonstrated that the implementation of open space requirements emphasise the aspiration for active lifestyles within the corridor; and**

**6. There is a commitment to the provision of high quality landscaping which contributes to a unified sense of place within the framework area.**

We have published planning advice separately as a guide to achieving these specific requirements. This advice also sets out appropriate responses to meeting other, more general, planning policy requirements.

In order to demonstrate compliance with this policy an Energetica compliance statement must be submitted that details, at least, how the six points above have been addressed. This may be a stand-alone document, or included as a specific part of a Design and Access statement Aberdeen City and Aberdeenshire Councils accept that the scale of contribution made by the development to the Energetica framework principles should be proportionate to the scale of the development proposed. It does not apply to householder planning applications.

## The Energetica Framework area

